VERIZON - NEW 10 YR LEASE

31450 NORTH US HIGHWAY 12, LAKEMOOR (CHICAGO), IL 60051

OFFERING MEMORANDUM

Marcus & Millichap

verizon
Walmart
DICK'S SPORTING GOODS
THE HOME DEPOT
HOBBY LOBBY
PETSMART
Michaels
meijer
THE HOME DEPOT
ExtraSpace Storage
Jewel-Osco
MENARDS
IKEA
DICK'S SPORTING GOODS
KOHL'S
macy's
Bass Pro Shops
GURNEE MILLS
College Lake County
Six Flags GREAT AMERICA
AMERICAN PLACE CASINO
LAKE COUNTY FAIRGROUNDS AND EVENT CENTER
NAVAL STATION GREAT LAKES
±20,000 Personnel
Northwestern Medicine
WOODMAN'S MARKETS
Jersey Mike's SUBS
McDonald's
DUNKIN'
TACO BELL
target
THE HOME DEPOT
TJ·maxx
HomeGoods
Abbott
Corporate Office
Jewel-Osco
target
BEST BUY
sam's club
ALDI
MENARDS
HOBBY LOBBY
ALGONQUIN
COSTCO WHOLESALE
Jewel-Osco
target
THE HOME DEPOT
TRADER JOE'S
Walmart
petco
REGAL
ExtraSpace Storage
McDonald's
LA|FITNESS
94
DAVE & BUSTER'S
amc THEATRES
macy's
JCPenney
HAWTHORN MALL
LAKE FOREST
HIGHLAND PARK
NORTHBROOK
DOWNTOWN CHICAGO
Advocate Good Shepherd Hospital
SCHAUMBURG
N


Baxter
Corporate Office
MEADOW APARTMENTS
±560 Multifamily Units Approved
ROCKWELL PLACE
±227 Single-Family Homes
Approved & Platted
31,700 CPD
N US HWY 12
DUNKIN'
bp
FRATELLOS
HOT DOGS
McDonald's
Speedway
VOLO QUALITY MEATS
27,900 CPD
W BELVEDERE RD
SAVANNAH OF LAKEMOOR
±75 Single-Family Homes
WOODMAN'S MARKETS
CHIPOTLE MEXICAN GRILL
TACO BELL
WING STOP
BUONA
Jersey Mike's SUBS
POPEYES LOUISIANA KITCHEN
PANDA EXPRESS
Coming Soon
Advocate Health Care
LAKEMOOR COMMONS
verizon
LANCASTER FALLS
±305 Single-Family Homes
SYMPHONY MEADOWS
±765 Single-Family Homes
& Townhomes
±90-Acre Mixed-Use Development
Featuring ±490K SF Retail Space
and ±155 Multi-Family Units
VOLO TOWN CENTER
N

Executive Summary

31450 N US Hwy 12, Lakemoor (Chicago), IL 60051

FINANCIAL SUMMARY

Price	**$3,424,000**
Cap Rate	6.50%
Building Size	±3,000 SF
Net Cash Flow	6.50% $222,581
Year Built	2026
Lot Size	0.79 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof and Structure	Landlord Responsible
Tenant	Cellular Sales of Illinois, LLC
Guarantor	Cellular Sales of Knoxville, LLC
Lease Commencement Date	August 10, 2026
Lease Expiration Date	August 31, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
8/10/2026 – 8/31/2031	$222,581.04	6.50%
9/1/2031 – 8/31/2036	$244,839.00	7.15%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (9/1/2036 – 8/31/2041)	$269,322.96	7.87%
Option 2 (9/1/2041 – 8/31/2046)	$296,255.04	8.65%

Base Rent	**$222,581**
Net Operating Income	**$222,581**
Total Return	**6.50% $222,581**


the
YMCA
Baxter
Corporate Office
CONSUMERS
CREDIT UNION
Speedway
FRATELLO'S
HOT DOGS
DUNKIN'
bp
VOLO
QUALITY
MEATS
27,900 CPD
W BELVEDERE RD
McDonald's
LAKE STREET
MOTORS
CHIPOTLE
MEXICAN GRILL
Jersey Mike's
SUBS
WING STOP
POPEYES
LOUISIANA KITCHEN
Coming Soon
verizon
31,700 CPD
N US HWY 12
WOODMAN'S
MARKETS
BUONA
WOODMAN'S
Gas Station
N


WOODMAN'S
Gas Station
Coming Soon
Advocate Health Care
TACO BELL
WOODMAN'S
Gas Station & Auto Center
NOBO
JERSEY MIKE'S SUBS
WING STOP
FRATELLOS HOT DOGS
DUNKIN'
27,900 CPD
W BELVEDERE RD
BUONA
verizon
POPEYES
LOUISIANA KITCHEN
Coming Soon
WOODMAN'S
MARKETS
WOODMAN'S
Gas Station
31,700 CPD
N US HWY 12
LAKE STREET MOTORS
N

Property Description

INVESTMENT HIGHLIGHTS

» **Brand New 10-Year Lease - 2026 Construction - Chicago MSA**

» 10% Rental Increases Every 5 Years with Multiple Renewal Options

» **Tenant/Guarantor is One of the Largest Verizon Wireless Retailers in the U.S. with More Than 800 Locations Across 41 States**

» Affluent Trade Area - Average Household Income Exceeds $162,000 within 1 Mile

» **Situated at Lakewood's Primary Retail Intersection, Outparcel to Woodman's Food Market and Adjacent to National Tenants: Starbucks, Chipotle, Taco Bell, and More**

» High Traffic Location Near the Corner of North US Highway 12 and West Belvedere Road (±59,600 Combined Cars per Day at the Intersection)

» **Located in the Chicago MSA with 89,635 Residents within a 5-Mile Radius**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	2,420	21,337	89,540
2025 Estimate	2,422	21,360	89,635
Households			
2030 Projections	836	7,817	34,045
2025 Estimate	840	7,795	33,931
Income			
2025 Est. Average Household Income	$162,097	$139,341	$119,056
2025 Est. Median Household Income	$134,278	$116,585	$99,128

verizon

Tenant Overview

verizon

BASKING RIDGE, NEW JERSEY
Headquarters

2000
Founded

NASDAQ: VZ
Stock Symbol

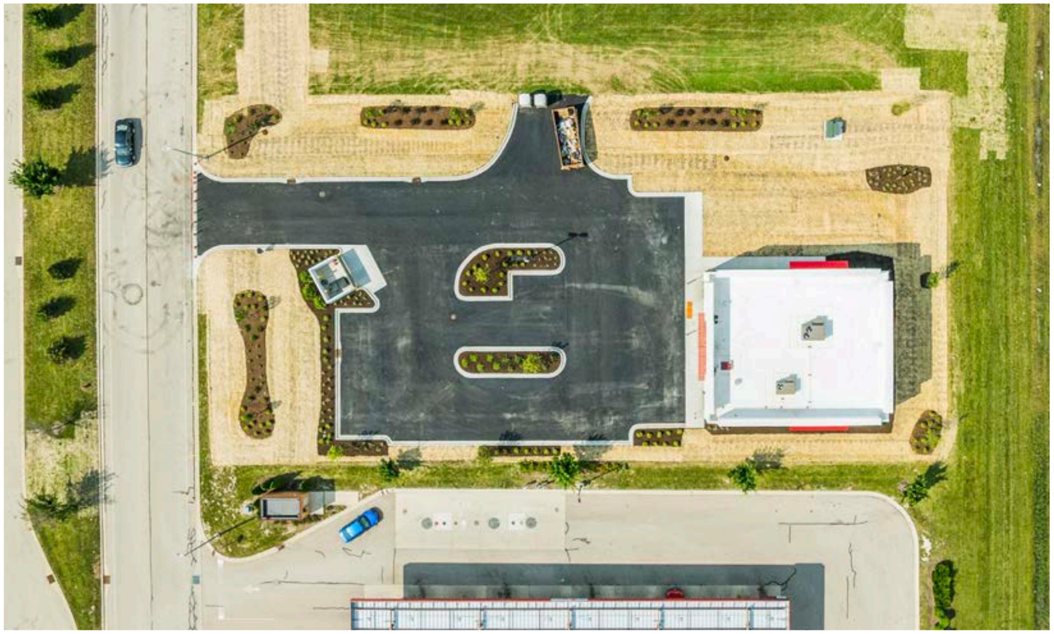
±2,330
Locations

VERIZON.COM
Website

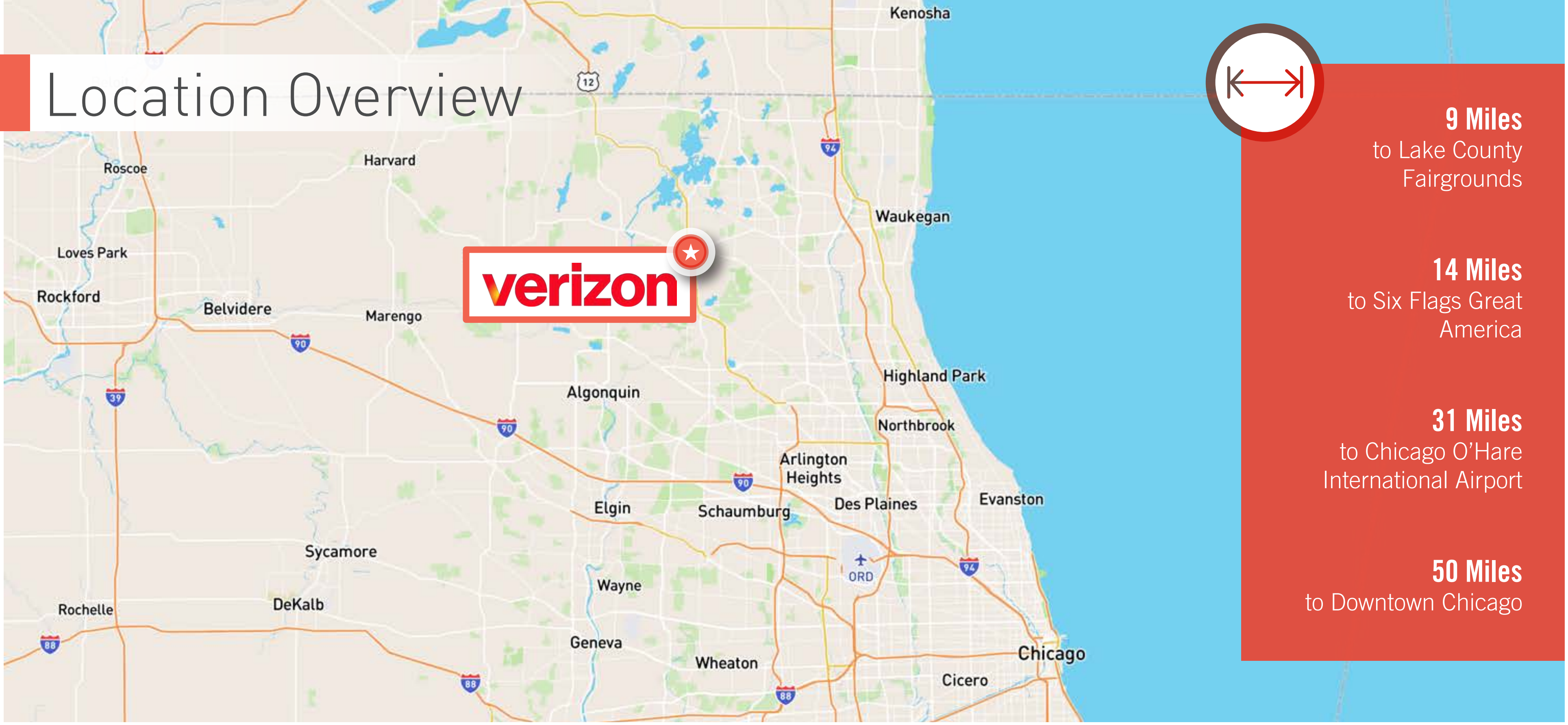
Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the world's most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

CELLULAR SALES — Recognized as one of the largest Verizon Wireless retailers in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 7,000 people and is currently operates nearly 800 locations across 41 states. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Property Photos



Location Overview



9 Miles
to Lake County Fairgrounds

14 Miles
to Six Flags Great America

31 Miles
to Chicago O'Hare International Airport

50 Miles
to Downtown Chicago

The Village of Lakemoor is located in Lake and McHenry counties in Illinois. Lakemoor is strategically located in the Chicago metro area and is home to high traffic regional transportation corridors, making it easily accessible by nearby communities. Lakemoor's Downtown area is a new and distinct mixed-use development opportunity, promoting a mix of retail, commercial, office, institutional, recreation, and residential uses that are arranged in a compact, moderate-to-high density, and pedestrian-friendly development pattern.

CHICAGO METROPOLITAN AREA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. Movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

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